



## RESOLUTION

---

### AMENDING THE DOWNTOWN NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT PLAN.

WHEREAS, on September 6, 2017, pursuant to Section 21-9.100-2 of the Revised Ordinances of Honolulu 1990 ("ROH"), the City Council ("Council") adopted Resolution 16-247, CD1, FD1, thereby adopting the Downtown Neighborhood Transit-Oriented Development ("TOD") Plan; and

WHEREAS, the Downtown Neighborhood TOD Plan will serve as the basis for the creation of the Downtown TOD special district, and the TOD development regulations applicable thereto; and

WHEREAS, the Downtown TOD special district will consist of areas surrounding the three Honolulu rail transit stations in the Downtown neighborhood—the Iwilei Station near the intersection of Kaaahi Street and Kaamahu Place (near the existing Institute for Human Services Shelter); the Chinatown Station near the intersection of Nimitz Highway and Kekaulike Street; and the Downtown Station near the intersection of Nimitz Highway and Alakea Street; and

WHEREAS, the fee owners of 93,611 square feet of land identified as Tax Map Key 1-7-023:008, located at 1425 Liliha Street ("Parcel 008"), within the Iwilei Station area, have requested amendments to the Downtown Neighborhood TOD Plan that would increase the maximum allowable height of Parcel 008 from 150 feet to 400 feet; increase the maximum allowable density of Parcel 008 from a floor area ratio ("FAR") of 3.5 to an FAR of 4.5; and change the land use designation of Parcel 008 from urban mixed use-medium to urban mixed use-high; and

WHEREAS, the fee owners of Parcel 008 propose to redevelop the parcel with a mixed-use senior and workforce housing project; and

WHEREAS, the fee owner of nine acres of land identified as Tax Map Key 1-7-026:053, located at 404 North Beretania Street ("Parcel 053"), within the Iwilei Station area, has requested amendments to the Downtown Neighborhood TOD Plan that would increase the maximum allowable height of Parcel 053 from 150 feet to 400 feet; increase the maximum allowable density of Parcel 053 from a FAR of 1.9 to an FAR of 4.0; and change the land use designation of Parcel 053 from medium density residential, to urban mixed use-high; and

WHEREAS, the fee owner of Parcel 053 proposes to redevelop the parcel with a mixed-use workforce housing project; and



## RESOLUTION

---

WHEREAS, the fee owner of nine acres of land identified as Tax Map Key 1-7-026:054, located at 369 North Vineyard Boulevard ("Parcel 054"), which is within the Iwilei Station area, has requested amendments to the Downtown Neighborhood TOD Plan that would increase the maximum allowable height of Parcel 054 from 150 feet to 400 feet; increase the maximum allowable density of Parcel 054 from an FAR of 1.9 to an FAR of 4.0; and change the land use designation of Parcel 054 from medium density residential and urban mixed use-medium, to urban mixed use-high; and

WHEREAS, the fee owner of Parcel 054 proposes to redevelop the parcel with a mixed-use workforce housing project; and

WHEREAS, the Council desires to approve the proposed amendments to the adopted Downtown Neighborhood TOD Plan (August 2017), and make conforming amendments to this resolution, all as set forth in the neighborhood TOD plan amendment form attached hereto as Exhibit A; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that, pursuant to ROH Section 21-9.100-2(f), the Council hereby approves the amendments to the Downtown Neighborhood TOD Plan (August 2017), as set forth in the amendment form attached hereto as Exhibit A and incorporated herein by reference; and



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 20-120

---

**RESOLUTION**

---

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Mayor, the Acting Director of Planning and Permitting, and the Executive Director and CEO of the Honolulu Authority for Rapid Transportation.

INTRODUCED BY:



DATE OF INTRODUCTION:

**MAY 13 2020**

Honolulu, Hawaii

Councilmembers

## EXHIBIT A

## AMENDMENT FORM

### DEVELOPMENT PLAN (DP) AND NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT (TOD) PLAN

TOTAL PAGES:

DATE:

COUNCILMEMBER:

STAFF & PHONE EXT:

5/12/2020

Joey Manahan

Radiant x85029

MEASURE NO.	PLAN TITLE	AMENDING (RESO/BILL/PLAN)	SECTION or EXHIBIT or FIGURE NO.	SECTION OR EXHIBIT TITLE	PG NO.	AMENDMENT DESCRIPTION / DETAILS	AMENDMENT TEXT (RAMSEYER NEW LANGUAGE)	CLARIFICATION / COMMENTS
Resolution 20-__	Downtown Neighborhood TOD Plan	Resolution	Last WHEREAS clause	Last WHEREAS clause		Amends the last WHEREAS clause	WHEREAS, the Council desires to approve the <del>proposed amendments to the adopted</del> amended Downtown Neighborhood TOD Plan <del>(August 2017), and make conforming amendments to this resolution, all as set forth in the neighborhood TOD plan amendment form</del> (_____, 2020) attached hereto as Exhibit A; now, therefore,	
Resolution 20-__	Downtown Neighborhood TOD Plan	Resolution	BE IT RESOLVED clause	BE IT RESOLVED clause		Amends the BE IT RESOLVED clause	BE IT RESOLVED by the Council of the City and County of Honolulu that, pursuant to ROH Section 21-9.100-2(f), the Council hereby <del>approves the amendments to the Downtown Neighborhood TOD Plan (August 2017), as set forth in the amendment form</del> adopts the Downtown Neighborhood TOD Plan (_____, 2020) attached hereto as Exhibit A and incorporated herein by reference; and	
Resolution 20-__	Downtown Neighborhood TOD Plan	Resolution	Exhibit A	Exhibit A		Replaces Exhibit A	Replaces the Exhibit A amendment form with a copy of the Downtown Neighborhood TOD Plan, amended to reflect the revisions set forth in the amendment form.	

MEASURE NO.	PLAN TITLE	AMENDING (RESO/BILL/PLAN)	SECTION or EXHIBIT or FIGURE NO.	SECTION OR EXHIBIT TITLE	PG NO.	AMENDMENT DESCRIPTION / DETAILS	AMENDMENT TEXT (RAMSEYER NEW LANGUAGE)	CLARIFICATION / COMMENTS
Resolution 20-___	Downtown Neighborhood TOD Plan	Plan	Figure 1-3	TOD Plan Concept	1-12	Amends Figure 1-3	For the parcel identified as TMK 1-7-023:008, revises the planned concept from Mixed Use (Medium Intensity) to Mixed Use (High Intensity).	
Resolution 20-___	Downtown Neighborhood TOD Plan	Plan	Figure 1-3	TOD Plan Concept	1-12	Amends Figure 1-3	For the parcels identified as TMK 1-7-026:053 and TMK 1-7-026:054, revises the planned concept from Residential to Mixed Use (High Intensity).	
Resolution 20-___	Downtown Neighborhood TOD Plan	Plan	Figure 2-4	Land Use Plan	2-19	Amends Figure 2-4	For the parcel identified as TMK 1-7-023:008, revises the land use designation from Urban Mixed Use Medium to Urban Mixed Use High.	
Resolution 20-___	Downtown Neighborhood TOD Plan	Plan	Figure 2-4	Land Use Plan	2-19	Amends Figure 2-4	For the parcel identified as TMK 1-7-026:053, revises the land use designation from Medium Density Residential to Urban Mixed Use-High.	
Resolution 20-___	Downtown Neighborhood TOD Plan	Plan	Figure 2-4	Land Use Plan	2-19	Amends Figure 2-4	For the parcel identified as TMK 1-7-026:054, revises the land use designation from Medium Density Residential and Urban Mixed Use-Medium to Urban Mixed Use-High.	
Resolution 20-___	Downtown Neighborhood TOD Plan	Plan	Figure 2-6	Maximum Building Intensity (FAR)	2-22	Amends Figure 2-6	For the parcel identified as TMK 1-7-023:008, revises the maximum building density from an FAR of 3.5 to an FAR of 4.5.	
Resolution 20-___	Downtown Neighborhood TOD Plan	Plan	Figure 2-6	Maximum Building Intensity (FAR)	2-22	Amends Figure 2-6	For the parcels identified as TMK 1-7-026:053 and TMK 1-7-026:054, revises the maximum building density from an FAR of 1.9 to an FAR of 4.0.	
Resolution 20-___	Downtown Neighborhood TOD Plan	Plan	Figure 2-7	Maximum Building Heights	2-23	Amends Figure 2-7	For the parcels identified as TMK 1-7-023:008, TMK 1-7-026:053, and TMK 1-7-026:054, revises the maximum building height from 150 feet to 400 feet.	